



Agenda

- I. Call To Order
- II. Approval of Meeting Minutes
- III. Public Comment on items not related to Agenda
- IV. Status Reports
- V. Non-Otay Ranch Project Mitigation Land Program
- VI. Long-Term Management Program
- VII. Finance/CFD 97-2 Overview
- VIII. Next Meeting
- IX. Adjournment

IV.A. Status of Otay Ranch Projects

County of San Diego

Adoption of Phase 2 RMP and Preserve Boundary Modifications
(Board Policy I-109 Otay Ranch document amendment initiated by County)

City of Chula Vista

Championship Off-Road Racing (CORR) (initiated by XR Promotions)

County & City of Chula Vista

Wolf Canyon IOD Vacation/Replacement (initiated by Otay Project L.P.)

Eastern OVRP Trails Coordination

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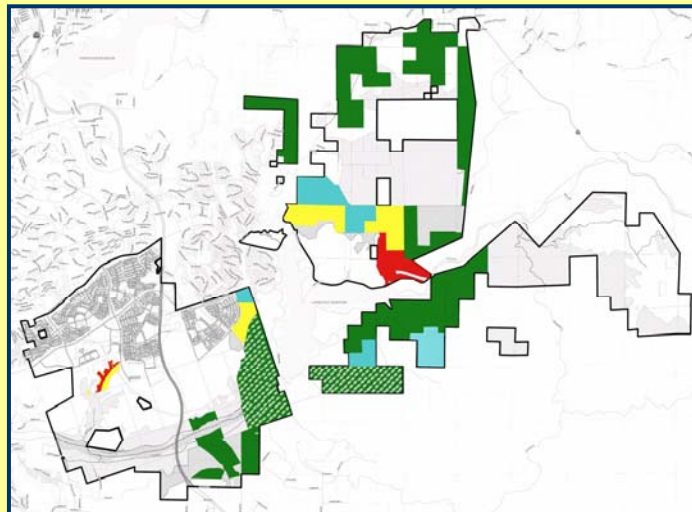
IV.B. Preserve Status

Conveyed,
Acquired,
SR125
mitigation

Ready for Fee
Title
Transfer/IOD
Acceptance

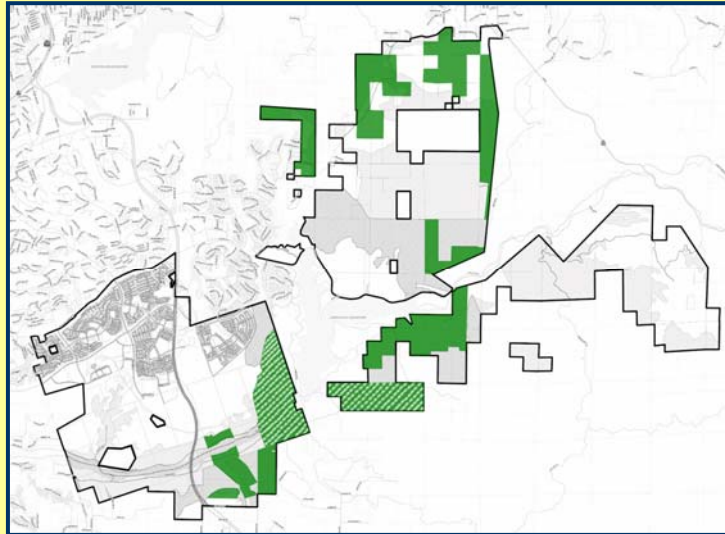
Pending
Conveyances
w/ outstanding
issues

Acknowledged
IODs proposed
for Vacation/
Replacement



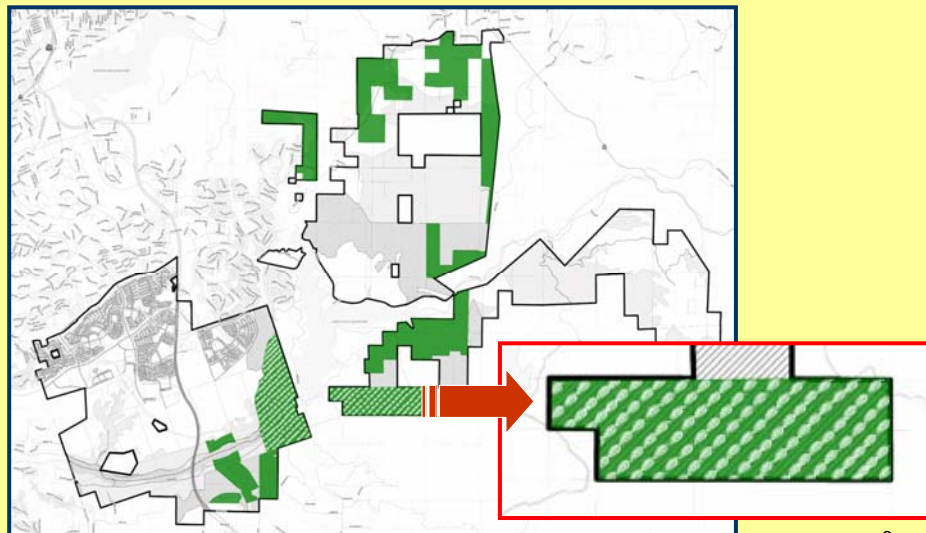
4

IV.B Conveyed/Acquired/125-Mitigation
Lands ~ **3,250 ac**



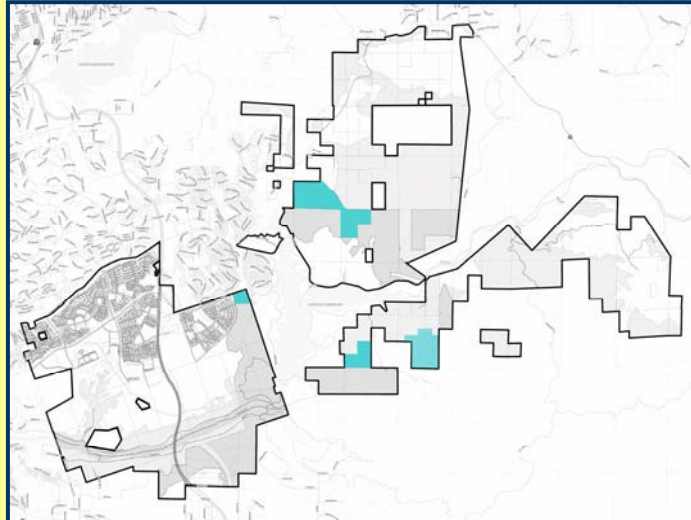
5

Row #1 – McMillin, 517 acres



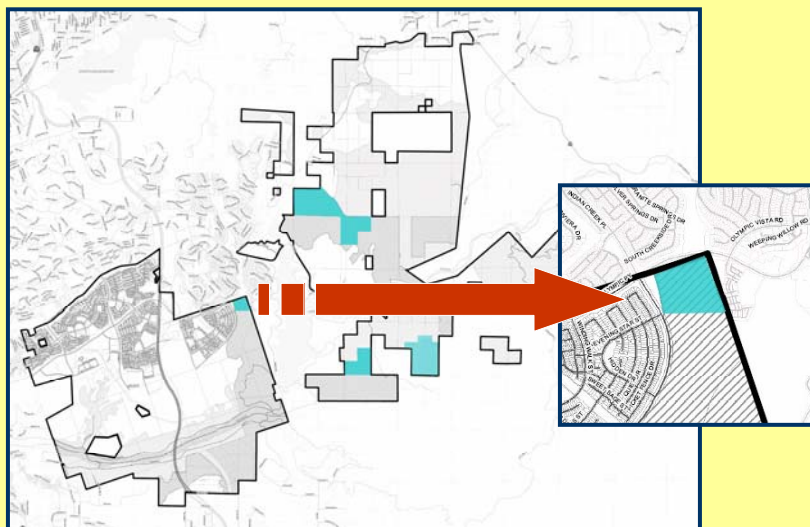
6

IV.B Pending Fee Title Transfers/IOD
Acceptance ~ **796 ac**



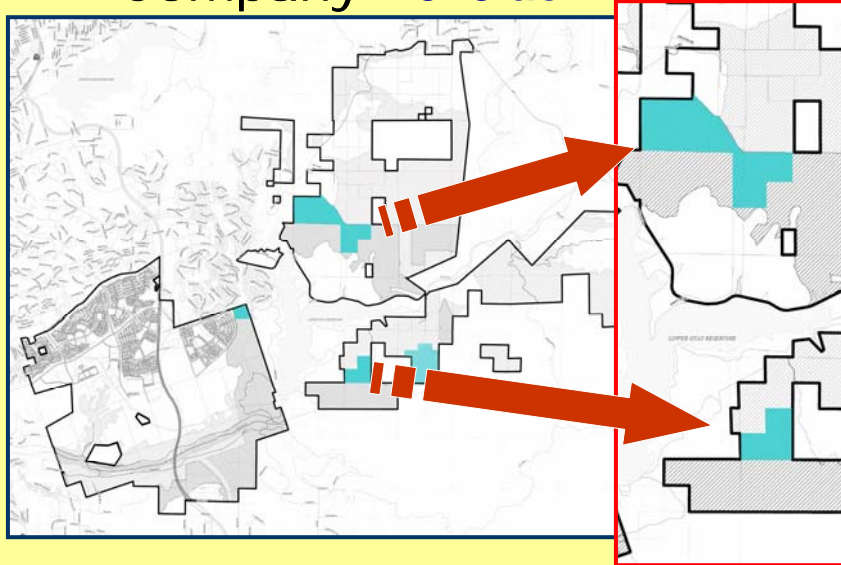
7

Row #9 – Brookfield Shea ~ **41 ac**

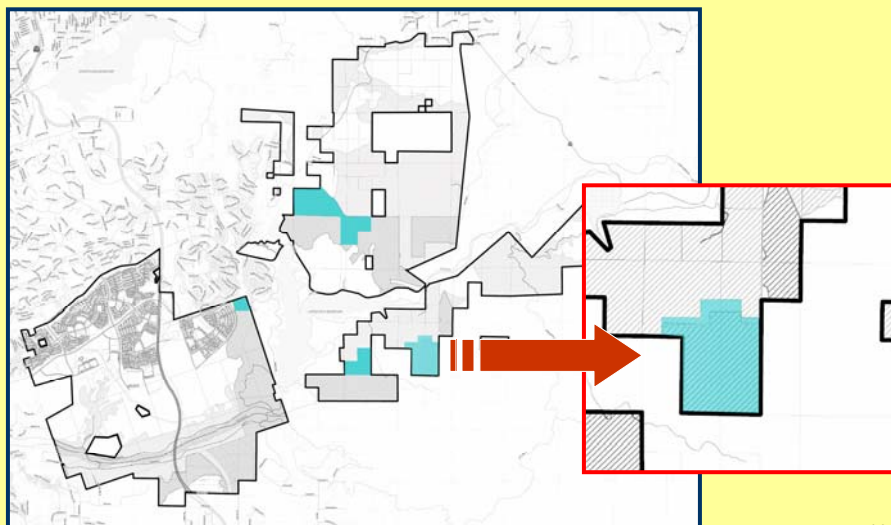


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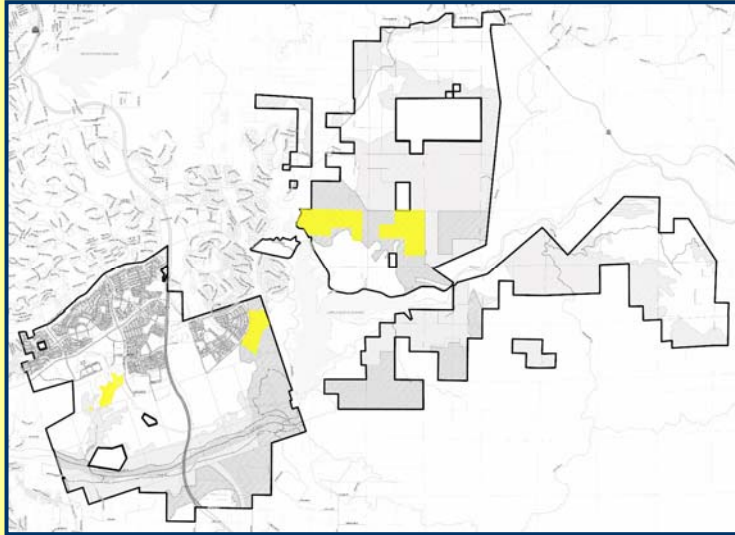
Rows #10 & 11 – Otay Ranch
Company ~ **525 ac**



Rows #13 & 14 - McMillin ~ **230 ac**



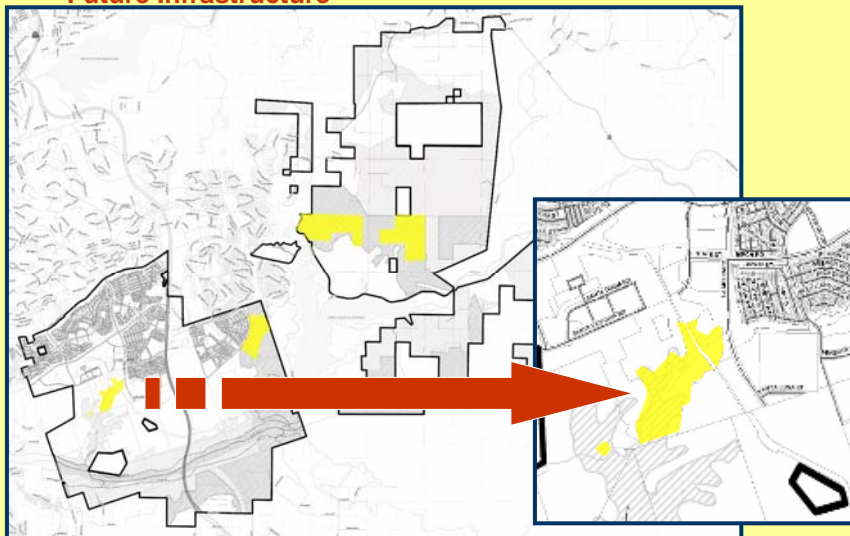
IV.B Pending Conveyances with outstanding issues ~ 740 ac



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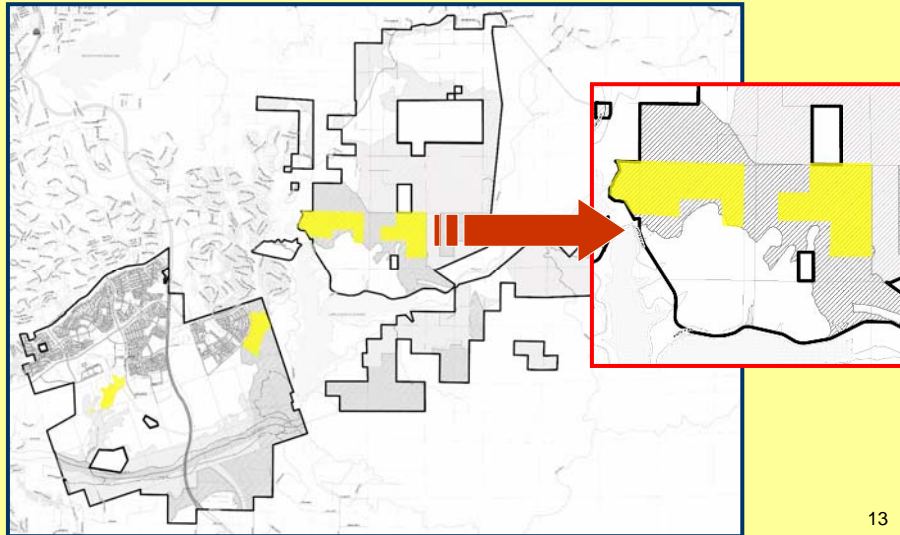
Rows #15-17 – Otay Ranch Company ~ 73 ac

- Wildlife Agencies' MSS Restoration Requirement (por)
- Processing of the IOD Vacation/Replacement application
- Future Infrastructure



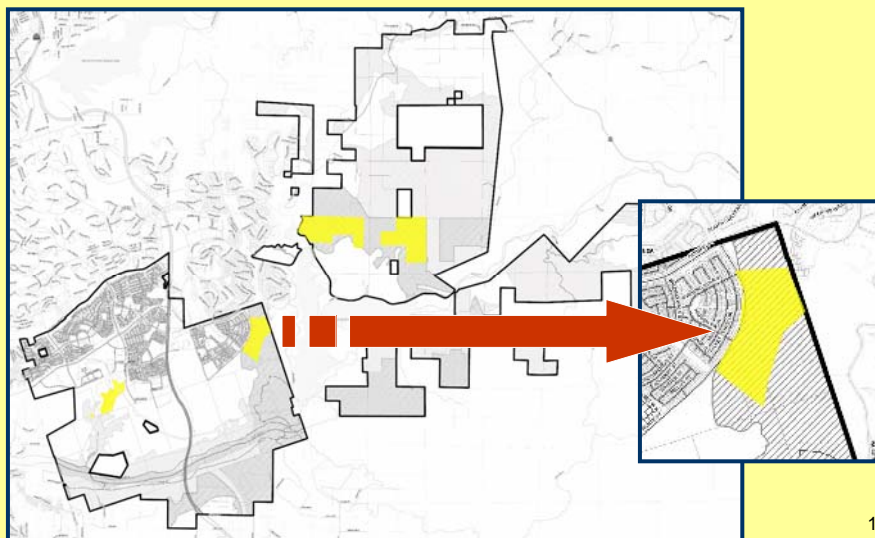
12

Row #18 – Otay Ranch Company ~ **559 ac**
- **Approved development/Preserve footprint for Village 13**



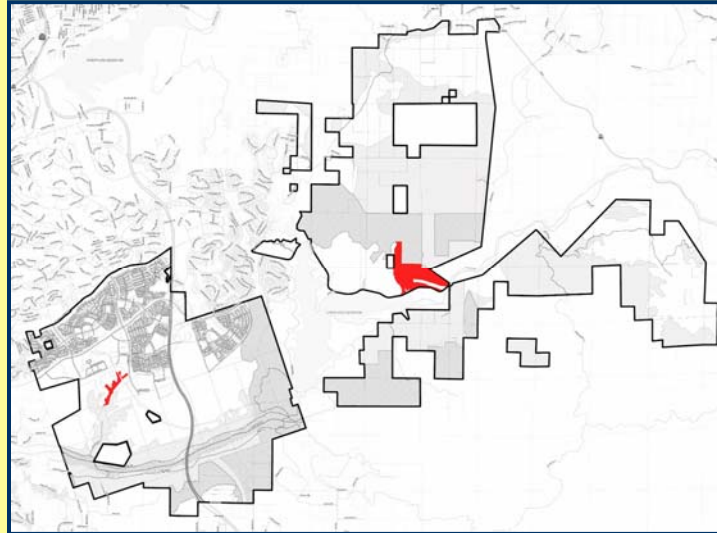
13

Rows #19-20 – Brookfield Shea ~ **109 ac**
- **Wildlife Agencies' Restoration Requirement**
- **Future Infrastructure**



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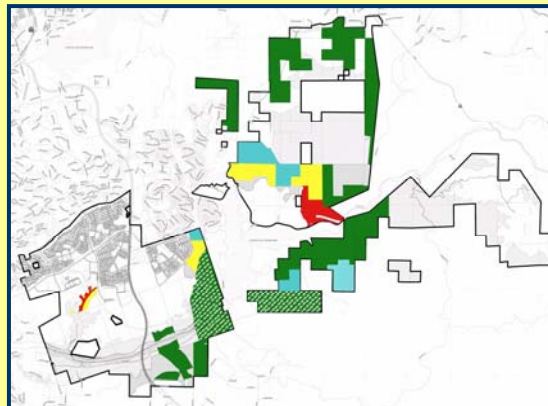
IV.B Acknowledged Conveyances proposed for Vacation/Replacement



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IV.B.5. Preserve/Development Balance

Preserve	Development
~ 5,044 ac (44%) committed to Preserve <ul style="list-style-type: none"> • ~3,500 ac (29%) dedicated to open space preserve • ~1,293 ac managed by the POM 	~ 4,000 ac (42%) development built or acquired by 3rd party
~ 6,331 ac (56%) available for conveyance	~ 5,600 ac (58%) available for development



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V. Non-Otay Ranch Project Mitigation Land Program

Summary of comments:

- Comments were heard at the last PMT (01/09) and Policy Committee (01/23) meetings
- Written comments received from:
 - The Wildlife Agencies on 02/29
 - McMillin Companies on 03/06
 - City of Chula Vista on 03/26
 - South Bay Expressway on 04/21
 - Otay Land Company on 04/23

PMT Directed POM Staff to:

- Receive written comments on the Non-Otay Ranch Project Mitigation Land Program until April 21st
- Post received comments from the public comment period
- Review and analyze comments and bring forward a recommendation to the next PMT meeting (May 28th)

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VI. Long-Term Implementation Program

- Comments received from the Wildlife Agencies, BLM, SD Archaeological Society, McMillin Companies, and Otay Ranch Company
- POM Staff is currently reviewing and responding to comments
- Next Step: County Board of Supervisors must adopt Phase 2 RMP in its entirety prior to implementing this Program

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Working Group Meeting

- Held on April 18th
- Attendees included USFWS, Refuge, CDFG, BLM, Otay Ranch Co., McMillin, Otay Land Co., Friends of OVRP, & Environmental Land Solutions
- Follow-up meeting to be held on May 13th

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VII. Finance/CFD 97-2 Overview

City provided a CFD 97-2 Overview to County Staff on 03/04/08

1. Background on CFD

➤ Formation of the CFD

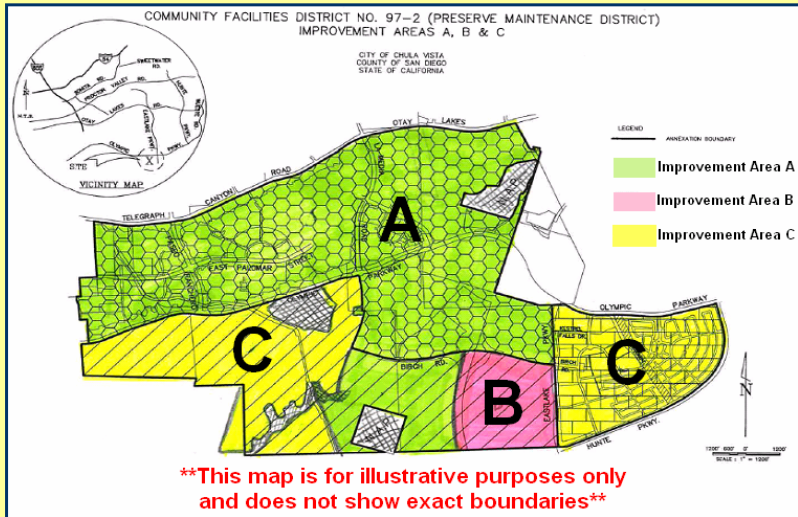
- Created in 1998
- Adoption of Resolutions and Special Tax Report

➤ Area of benefit (Tax Base)

- Encompasses Otay Ranch Development Area
- Villages 1, 2, 5, 6, 7, 11, and 12
- Improvement Areas Established

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VII. Finance/CFD 97-2 Overview (continued)



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VII. Finance/CFD 97-2 Overview (continued)

2. Purpose and Use of CFD Funds (as defined in the Special Tax Report)

- Maintain areas which have been conveyed to the Otay Ranch Preserve in accordance with RMP
- General Stewardship (i.e., weeding, trash removal, security, fence maintenance)
- Implementation of RMP Monitoring Program

3. CFD Fund Collection

- A special tax is levied annually on each taxable property within the CFD dependent upon the Improvement Area and classification of each parcel
- Maximum Tax Rate - The highest legally allowable tax rate, which can be applied to each parcel
 - Based on the Original Rate and Method of Apportionment (RMA) in 1998

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VII. Finance/CFD 97-2 Overview (continued)

3. CFD Fund Collection (continued)

- Each year since formation, an escalator is applied to the maximum rate
- Maximum Special Tax for FY 07-08 was \$503,040

Improvement Area A:

<u>Category</u>	<u>Actual</u>	<u>Maximum</u>
Residential (I)	\$0.01238/sf	\$0.0162/sf
Non-residential (I)	\$202.01/acre	\$264.34/acre
Final Map (II)	\$0.00/acre	\$264.34/acre
Vacant (III)	\$0.00/acre	\$170.60/acre

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VII. Finance/CFD 97-2 Overview (continued)

Improvement Area B:

<u>Category</u>	<u>Actual</u>	<u>Maximum</u>
Residential (I)	\$0.005/sf	\$0.0063/sf
Non-residential (I)	\$78.07/acre	\$102.16/acre
Final Map (II)	\$0.00/acre	\$102.16/acre
Vacant (III)	\$0.00/acre	\$65.93/acre

Improvement Area C:

<u>Category</u>	<u>Actual</u>	<u>Maximum</u>
Residential (I)	\$0.0168/sf	\$0.0168/sf
Non-residential (I)	\$270.71/acre	\$270.71/acre
Final Map (II)	\$270.71/acre	\$270.71/acre
Vacant (III)	\$133.76/acre	\$174.71/acre

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VII. Finance/CFD 97-2 Overview (continued)

4. Current Status

- Beginning FY 07-08 reserves stood at 95% of budget
 - \$284,045 Fund Balance ÷ \$300,000 FY 07-08 Budget
- Actual Special Tax Levy for FY 07-08 was \$382,623
- Second installment was due 04/10/08 collected in conjunction with property tax bills
- Expenditures to date = \$104,584 (additional expenditures expected before the end of FY 07-08)

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VII. Finance/CFD 97-2 Overview (continued)

CFD Questions from 01/23/2008 POM PC Meeting:

- **What is the maximum tax rate for CFD 97-2?**
The maximum tax rate varies for each Improvement Area based on the tax category.
- **What is the existing policy in place on collecting CFD 97-2 reserves?**
CFD is modeled after the City's Open Space Districts policy of collecting a reserve minimum of 50% or maximum of 100% of projected budget.
- **What is the total number of taxable parcels?**
9,536 current year taxable parcels

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VIII. Next Meeting

Thursday, July 17th

2:00 – 5:00 pm

John Lippitt Public Works Center
1800 Maxwell Road, Lunch Room
Chula Vista, CA 91911

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